| 113.0 | 0003 | 0019.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,269,200 | / | 1,269,200 |
| USE VALUE: | 1,269,200 | / | 1,269,200 |
| ASSESSED: | 1,269,200 | / | 1,269,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 19 | | WRIGHT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | AVETISYAN RUZAN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 19 WRIGHT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HILLION RENE MARTIN & YANINA - |
| Owner 2: | - |
| Street 1: | 19 WRIGHT STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3610 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7415.000 | 819,500 | | 449,700 | 1,269,200 |
| Total Card | 0.170 | 819,500 | | 449,700 | 1,269,200 |
| Total Parcel | 0.170 | 819,500 | | 449,700 | 1,269,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.55 /Parcel: 351.55

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 315854

**GIS Ref**

**GIS Ref**

**Insp Date** 05/29/14

!8757!

## PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0019.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 819,500 | 0 | 7,415. | 449,700 | 1,269,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 794,500 | 0 | 7,415. | 449,700 | 1,244,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 866,200 | 0 | 7,415. | 449,700 | 1,315,900 | 1,315,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 927,200 | 0 | 7,415. | 443,300 | 1,370,500 | 1,370,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 927,200 | 0 | 7,415. | 340,500 | 1,267,700 | 1,267,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 927,200 | 0 | 7,415. | 321,200 | 1,248,400 | 1,248,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 903,000 | 0 | 7,415. | 295,500 | 1,198,500 | 1,198,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 880,200 | 0 | 7,415. | 276,300 | 1,156,500 | 1,156,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 07:52:21 |

**LAST REV**

| Date | Time |
|---|---|
| 01/21/20 | 10:55:18 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8757

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HILLION RENE MA | 73202-402 | 1 | 8/30/2019 | | 1,310,000 | No | No | | |
| TURKEY HILL HOM | 64279-482 | | 9/25/2014 | | 1,150,000 | No | No | | |
| LUTZ JAMES W & | 62875-374 | | 11/1/2013 | Mult Lots | 455,000 | No | No | | |
| | 10645-415 | | 8/31/1964 | | 99 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 72021 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/15/2019 | 54 | Solar Pa | 17,000 | C | | | | |
| 9/18/2014 | 1219 | Redo Bas | 6,000 | | 9/18/2014 | | | Finish basement an |
| 8/14/2014 | 1007 | Heat App | 17,000 | | 8/18/2014 | | | Install duct work |
| 1/27/2014 | 67 | New Buil | 180,000 | O | | | | |
| 11/20/2013 | 1711 | Demoliti | 10,000 | O | | | | |
| 5/27/2004 | 430 | Siding | 8,490 | | | | | strip and re-shing |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/29/2014 | Meas/Inspect | PC | PHIL C |
| 5/29/2014 | Whole Card | MM | Mary M |
| 3/5/2014 | Info Fm Prmt | EMK | Ellen K |
| 4/14/2009 | Measured | 197 | PATRIOT |
| 3/12/2005 | External Ins | BR | B Rossignol |
| 2/8/2000 | Meas/Inspect | 263 | PATRIOT |
| 8/30/1993 | | AS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7415 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 6 | | | | | | | | | 449,715 | | | | | | 449,700 | |

| Total AC/HA: | 0.17022 | Total SF/SM: | 7415 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 449,715 | Spl Credit | | Total: | 449,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2014 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 3.0 % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | | Total: | 3 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 129.987 |
| Other Features: | 106266 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 844872 |
| Depreciation: | 25346 |
| Depreciated Total: | 819526 |

## COMMENTS

15 & 19 Wright St purchased by Turkey Hill Home Builders. 15 & 17 homes demo`ed, new homes built @ 15, 17 & 19 Wright St..

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | 1 | | | | |

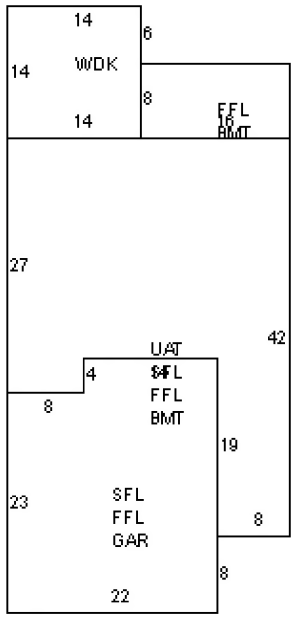
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 189.78 |
| Special Features: | 0 | Val/Su Net: | 164.59 |
| Final Total: | 819500 | Val/Su SzAd | 273.17 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,564 | 129.990 | 203,300 |
| SFL | Second Floor | 1,436 | 129.990 | 186,661 |
| BMT | Basement | 1,002 | 53.620 | 53,727 |
| GAR | Garage | 562 | 19.450 | 10,929 |
| UAT | Upper Attic | 219 | 71.490 | 15,621 |
| WDK | Deck | 196 | 11.100 | 2,176 |
| | Net Sketched Area: | 4,979 | Total: | 472,414 |
| Size Ad | 3000 | Gross Area | 5634 | FinArea 3610 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |
| UAT | 100 | FLA | 50 | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

## PARCEL ID

113.0-0003-0019.0

## IMAGE

AssessPro Patriot Properties, Inc

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|